

Charming 3 Bed Farmhouse with Garden & Outbuildings – Peaceful Hamlet Setting



INFORMATION

Town:	Bran
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	176 m ²
Plot Size:	3040 m ²

IN BRIEF

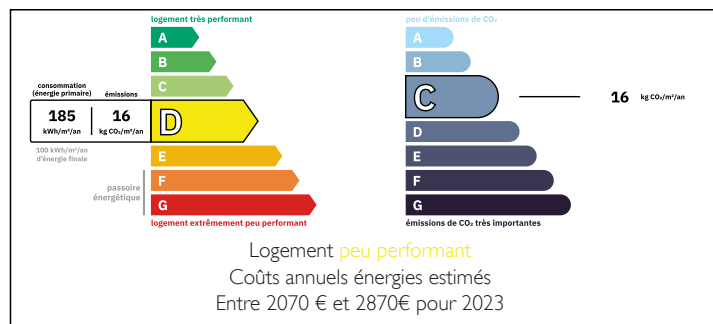
Situated in a quiet and private hamlet, this character farmhouse offers approximately 170 m² of single-level living space, set within a generous and fully enclosed garden of around 3,000 m².

The house is spacious and full of natural light, with an entrance hall leading to a cosy sitting room with fireplace, as well as a bright living room with large windows at either end. The open-plan kitchen and pantry provide a practical and sociable living space.

On the other side of the hallway are three bedrooms, a bathroom and a study—ideal for home working or additional guest accommodation.

Additional features include a partially insulated attic with potential, a useful utility/boiler room, and an attached workshop/barn.

ENERGY - DPE



A property full of character and potential, ideal for

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ground Floor

Entrance hall – 17.4 m²

Bedroom 1 – 11 m²

Bedroom 2 – 11 m²

Bedroom 3 – 20.5 m²

Study – 7.8 m²

Bathroom (bath, shower, washbasin) – 10 m²

Separate WC

Dining room – 28 m²

Open-plan lounge/kitchen – 46.5 m²

Utility / boiler room (attached) – 24.3 m²

Workshop / barn (attached) – 22 m²

First Floor

Attic – partially insulated with potential for conversion (subject to permissions)

Outside:

Charming covered barbecue area and traditional well

Large terrace with direct access from the house

Fully enclosed garden with plenty of space to enjoy

Independent barn/garage to the rear

Additional Information :

Heating: oil-fired central heating, with underfloor heating in the living room

Drainage: septic tank

Double glazing throughout

Location:

Just 5 minutes from amenities in Baignes-Sainte-Radegonde, around 1 hour from Bordeaux and 1 hour from the Atlantic coast.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES